

**FINDINGS AND RECOMMENDATION  
OFFICE OF PLANNING AND ZONING  
ANNE ARUNDEL COUNTY, MARYLAND**

**APPLICANT:** George Ballman Jr.

**ASSESSMENT DISTRICT:** 3

**CASE NUMBER:** 2024-0007-V

**COUNCIL DISTRICT:** 5

**HEARING DATE:** March 21, 2024

**PREPARED BY:** Jennifer Lechner  
Planner



**REQUEST**

The applicant is requesting variances to allow pilings with less setbacks than required on property located at 641 Honeysuckle Lane in Severna Park.

**LOCATION AND DESCRIPTION OF SITE**

The subject site consists of 18,769 square feet of land and is located with approximately 50 feet of frontage on the south side of Honeysuckle Lane, at the intersection with West Drive. It is identified as Lot 15 of Parcel 465 in Grid 10 on Tax Map 31 in the Whitneys Landing subdivision. The property is zoned R5 – Residential District. The current zoning was adopted by the comprehensive zoning for Council District 5, effective January 29, 2012. The waterfront lot lies entirely within the Chesapeake Bay Critical Area, is designated as IDA – Intensely Developed Area, and is partially mapped as a BMA – Buffer Modification Area. It is improved with a two-story dwelling, a residential pier with a covered platform, a waterfront shed and associated facilities.

**PROPOSAL**

The applicant proposes to replace 1 piling, remove 2 pilings, and install 4 boat lift pilings on the western side of the pier to accommodate a larger boat lift.

**REQUESTED VARIANCES**

§ 18-2-404(b) of the Anne Arundel County Zoning Ordinance provides that a private pier or mooring piling shall be located at least 15 feet from a lot line extended.

- (1) A proposed mooring piling would be located as close as 3 feet from the west side lot line extended, necessitating a variance of 12 feet.
- (2) A second proposed mooring piling would be located as close as 5 feet from the west side lot line extended, necessitating a variance of 10 feet.
- (3) A third proposed mooring piling would be located as close as 8 feet from the west side lot line extended, necessitating a variance of 7 feet.

## **FINDINGS**

The subject property is oversized in relation to the minimum lot size of 7,000 square feet but undersized in relation to the minimum lot width of 60 feet for lots in the R5 District. A review of the 2023 County aerial photograph shows that the subject site and nearby waterfront lots contain piers, boat lifts and other associated improvements, located in a cove of the Severn River. A community pier for the Whitney's Landing subdivision is located at the western edge of the cove.

The applicant's letter explains that they purchased a larger boat that requires the existing pilings be replaced with taller and stronger pilings to accommodate a larger boat lift, inset 5 feet from the end of the pier to allow them to embark and disembark from the boat. The letter further explains that, as the subject property has 50 feet of waterfront width and is located in a cove, there is very limited space for alterations to the existing pier without the need for a variance. In addition, the letter also notes that the proposed piling reconfiguration will not extend any further channelward or into the western setback than the existing pilings currently do. The applicant believes that the variance is the minimum variance necessary to allow for a boat lift to provide protection, security, and maintenance for the new boat.

### **Agency Comments**

The **Development Division (Critical Area Team)** notes that the proposed boat lift pilings do not expand the structures beyond what is currently existing, therefore, their team has no objection to the requested variance for boat lift pilings to be placed within the setbacks as presented on the submitted site plan.

The **Health Department** has no objection to the above referenced request subject to the availability of public water and sewer.

### **Variance Criteria**

For the granting of a variance, a determination must be made as to whether, because of certain unique physical conditions peculiar to and inherent in the particular lot, or because of exceptional circumstances other than financial considerations, strict implementation of the Code would result in practical difficulties or an unnecessary hardship.

In this particular case, the subject property is narrow, and located in a cove. The extended side lot lines, and resulting setbacks, converge into a narrow wedge of buildable area over the water, which creates practical difficulties. While the hardship is self imposed by purchasing a boat larger than what their pilings and boat lift will currently accommodate, the proposed pilings will not encroach into the setbacks any further than the existing westernmost piling. In addition, their request does not appear to negatively impact the navigation or use and enjoyment of the adjacent waterfront lots.

The granting of the variance would not alter the essential character of the neighborhood or district in which the lot is located, would not substantially impair the appropriate use or development of adjacent property, nor would it be detrimental to the public welfare.

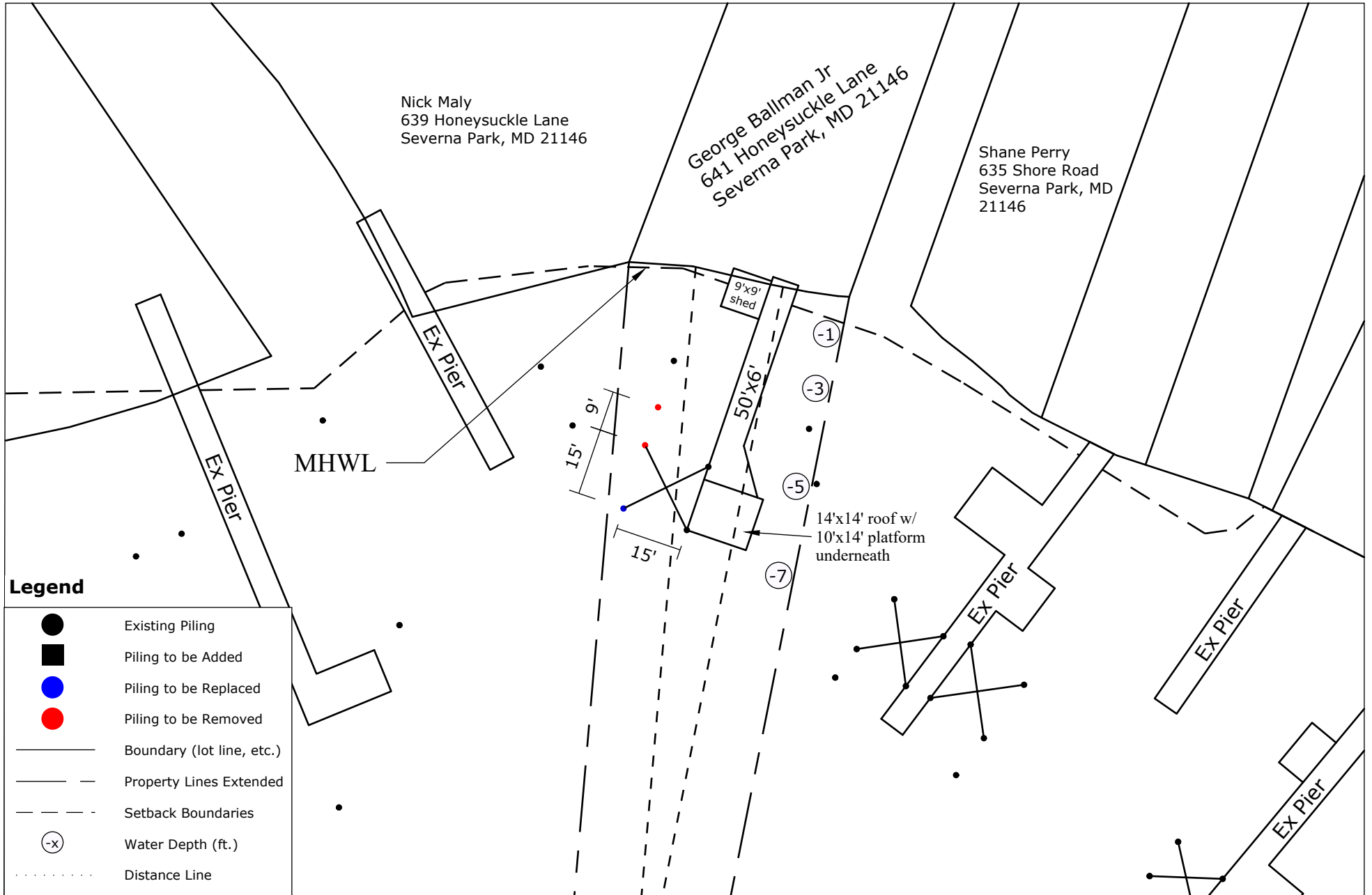
**RECOMMENDATION**

Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, this Office recommends *approval* of the requested variances to § 18-2-404(b) to allow three (3) mooring piles with less setbacks than required, as shown on the site plan.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant(s) to construct the structure(s) as proposed, the applicant(s) shall apply for and obtain the necessary building permits and obtain any other approvals required to perform the work described herein. This includes but is not limited to verifying the legal status of the lot, resolving adequacy of public facilities, and demonstrating compliance with environmental site design criteria.



# Existing Detail Condition



Applicant: George Ballman Jr and Kiersten Ballman  
 Property Address: 641 Honeysuckle Lane, Severna Park, MD 21146  
 Tax-ID: 03-905-29024802  
 Project Description: Replace 1 piling, remove 2 pilings, and install 4 boat lift pilings.

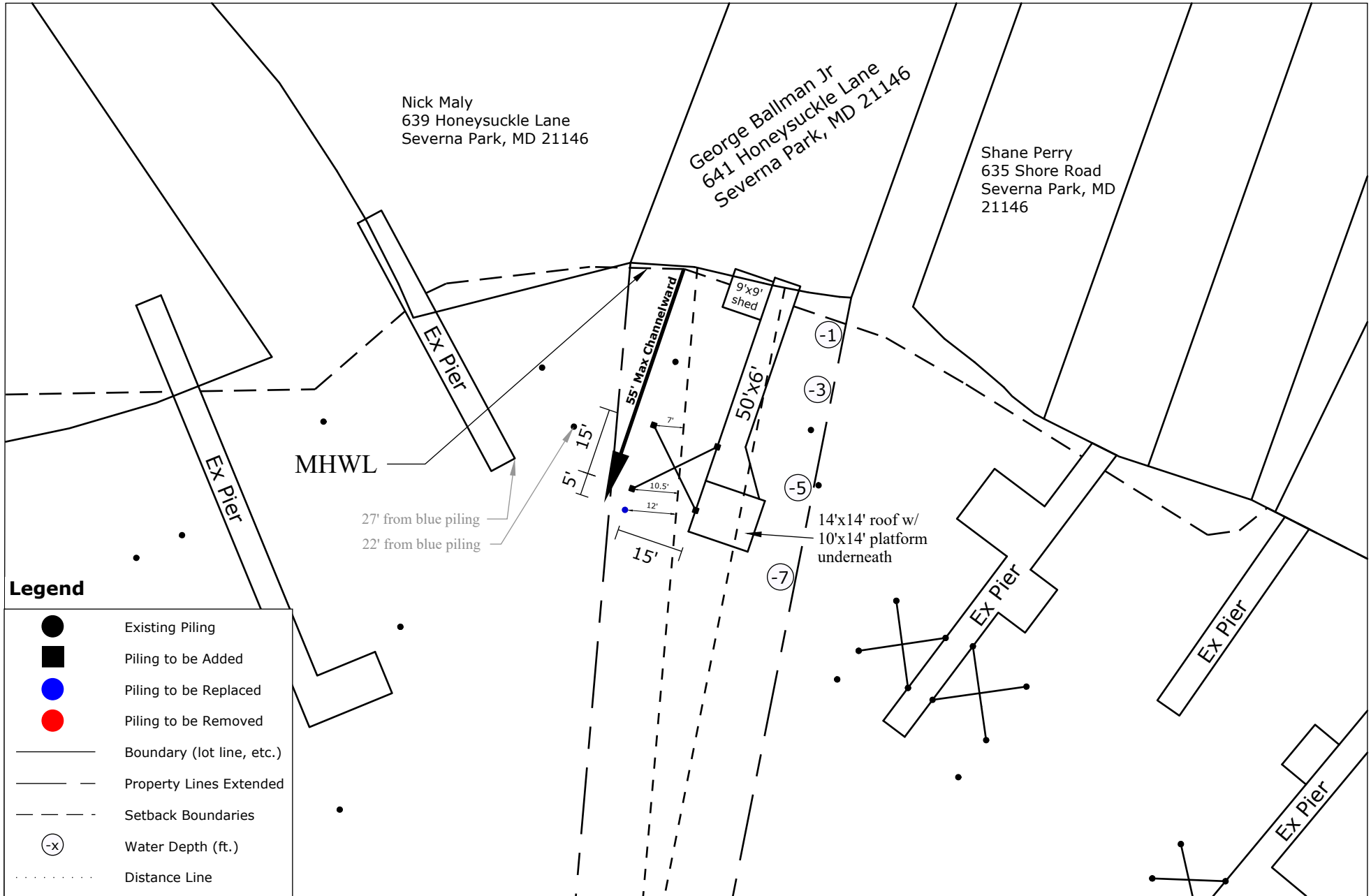
Scale: 1"=30'  
 Date: January 9, 2024  
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# Proposed Detail Condition

Nick Maly  
639 Honeysuckle Lane  
Severna Park, MD 21146

George Ballman Jr  
641 Honeysuckle Lane  
Severna Park, MD 21146

Shane Perry  
635 Shore Road  
Severna Park, MD  
21146



Applicant: George Ballman Jr and Kiersten Ballman  
 Property Address: 641 Honeysuckle Lane, Severna Park, MD 21146  
 Tax-ID: 03-905-29024802  
 Project Description: Replace 1 piling, remove 2 pilings, and install 4 boat lift pilings.

Scale: 1"=30'  
 Date: January 9, 2024  
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Anne Arundel County Planning and Zoning  
2664 Riva Road  
Annapolis, MD 21401

Date: January 9, 2024

Homeowner(s): George Ballman Jr and Kiersten Ballman  
Site Address: 641 Honeysuckle Lane, Severna Park, MD 21146  
Subject: Letter of Explanation for Variance

To Whom It May Concern:

The homeowners are requesting authorization to replace 1 piling, remove 2 pilings, and install 4 boat lift pilings. Two of the boat lift pilings and the piling being replaced are to be installed within the western setback of the property. The homeowners purchased a larger boat that requires the existing pilings to be replaced with taller and stronger pilings to accommodate a larger boat lift. Additionally, the new boat lift needs to be inset 5 feet from the end of the pier to allow the homeowners to embark and disembark from the boat. As the subject property has 50 feet of waterfront width and is located in a cove, there is very limited space for alterations to the existing pier without the need for a variance. The variance is the minimum variance necessary to allow for a boat lift to provide protection, security, and maintenance for the new boat.

There is 50 feet of waterfront property in total. The existing pier is approximately 50 feet by 6 feet with a 10 feet by 14 feet platform (60 feet total pier length), a triangulation to the platform, and a pier roof over the platform. There are currently four boat lift pilings with a boat lift and two mooring pilings on the western side of the pier, and the eastern side of the pier currently contains two mooring pilings.

The new pilings will be installed 15 feet from the west side of the pier, and they will be installed at approximately 35 feet, 50 feet, and 55 feet channelward from mean high water. The boat lift will be 15 feet by 15 feet. The furthest the new pilings will extend into the western setback is 12 feet. Please note that the piling reconfiguration that is being requested will not extend any further channelward or into the western setback than the existing pilings currently do.

If you have any questions, please contact me at 443-883-6598/ upandoutservices@gmail.com.

Sincerely,

Joshua Jacobs  
Chief Executive Officer

George Ballman Jr

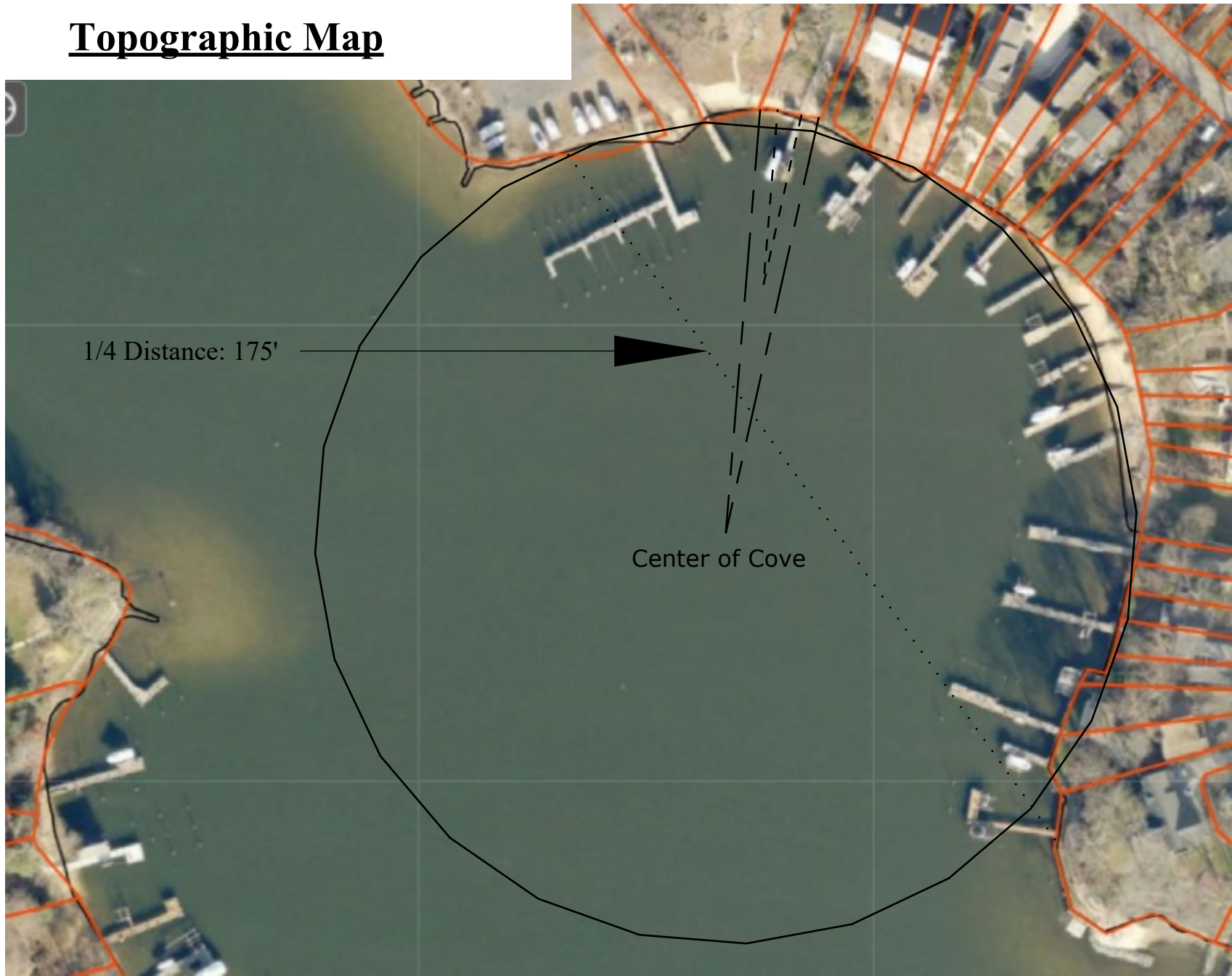
Signature: \_\_\_\_\_

Kiersten Ballman

Signature: \_\_\_\_\_

Headquartered in Pasadena, MD  
AnchoredMC.com  
(443) 883-6598  
upandoutservices@gmail.com

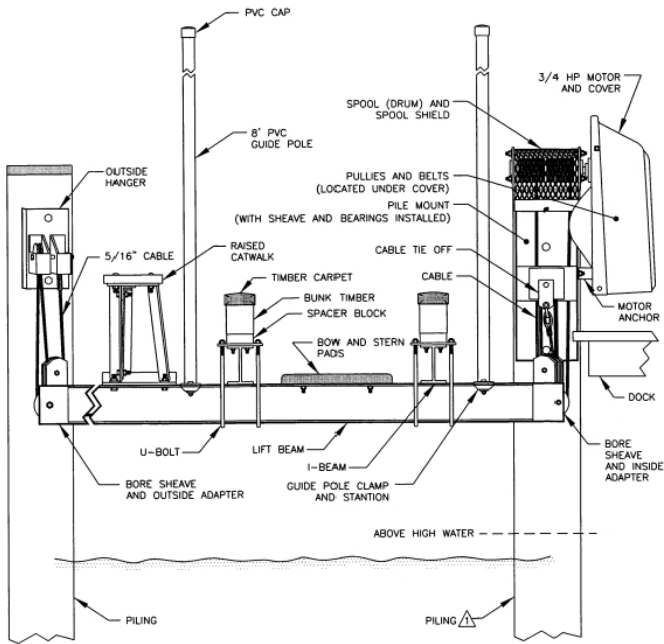
# Topographic Map



Applicant: George Ballman Jr and Kiersten Ballman  
Property Address: 641 Honeysuckle Lane, Severna Park, MD 21146  
Tax-ID: 03-905-29024802  
Project Description: Replace 1 piling, remove 2 pilings, and install 4 boat lift pilings.

Scale: 1"=120'  
Date: January 9, 2024  
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1,500lbs. Single Piling Swinger PWC Lift



3,000lbs. 2 Piling BoatLift



10,000lbs. 4 Piling BoatLift



20,000lbs. 4 Piling BoatLift

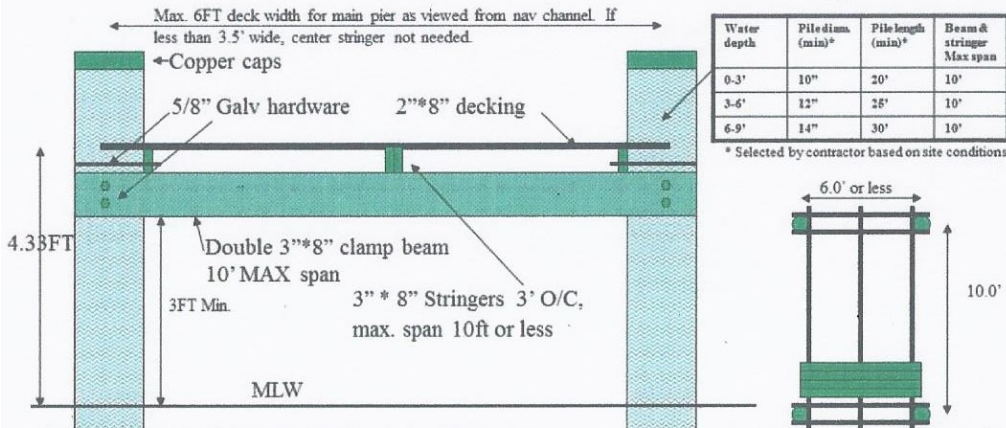


**Stock Photos**

Applicant: George Ballman Jr and Kiersten Ballman  
 Property Address: 641 Honeysuckle Lane, Severna Park, MD 21146  
 Tax-ID: 03-905-29024802  
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Scale: 1" = NTS  
 Date: January 9, 2024  
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# Pier Construction Drawing



- Pilings, marine grade pressure treated AWP STD, 1.5lb cu/ft CCA or better type C
- Pilings driven to point of SIGNIFICANT resistance or refusal and AT LEAST as much below seabed as above
- Framing, beams & stringers 1.0lb cu/ft CCA or better. Decking 0.5lb cu/ft ACQ or better
- All nails 20d or larger, hot dip galvanized
- All exterior bolt-heads recessed & hot dip galvanized
- All beams bolted w/ hot dip galv. 5/8" bolts w/ washers both sides and square nuts. Outer stringers bolted through pilings
- Owner responsible for scheduling required inspections & closing permits
- Owner assumes all responsibility for any construction related to these plans/permits

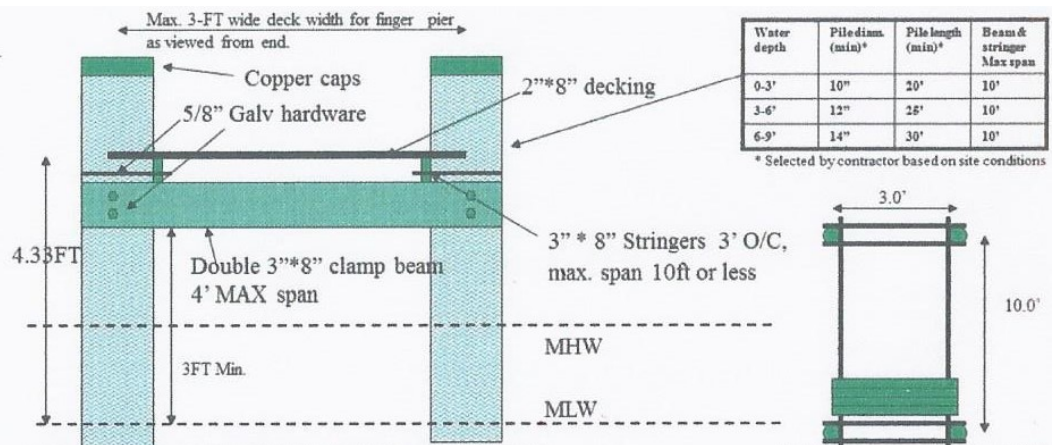
Scale: NTS

NOTE: BAY-FRONT PIERS TYPICALLY ELEVATED AN ADDITIONAL 2 FT+/- TO ACCOMMODATE STORM/WAVE CONDITIONS. NO MINIMUM PILING HEIGHT ABOVE STRINGERS.

# Stock Photos

Note: longer spans require custom specified, larger stringers, clamp beams, and bolts. Widths 3' or less do not require third stringer.

# Finger Pier Construction Drawing



- Pilings, marine grade pressure treated AWP STD, 1.5lb cu/ft CCA or better type C
- Pilings driven to point of SIGNIFICANT resistance or refusal and AT LEAST as much below seabed as above
- Framing, beams & stringers 1.0lb cu/ft CCA or better. Decking 0.5lb cu/ft ACQ or better
- All nails 20d or larger, hot dip galvanized
- All exterior bolt-heads recessed & hot dip galvanized
- All beams bolted w/ hot dip galv. 5/8" bolts w/ washers both sides and square nuts. Outer stringers bolted through pilings
- Owner responsible for scheduling required inspections & closing permits
- Owner assumes all responsibility for any construction related to these plans/permits

Scale: NTS

NOTE: longer spans require custom specified, larger stringers, clamp beams, and bolts.

Applicant: George Ballman Jr and Kiersten Ballman  
 Property Address: 641 Honeysuckle Lane, Severna Park, MD 21146  
 Tax-ID: 03-905-29024802  
 Project Description: Replace 1 piling, remove 2 pilings, and install 4 boat lift pilings.

Scale: 1" = NTS  
 Date: January 9, 2024  
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CRITICAL AREA COMMISSION  
CHESAPEAKE AND ATLANTIC COASTAL BAYS  
1804 WEST STREET, SUITE 100  
ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

**GENERAL PROJECT INFORMATION**

Jurisdiction: Anne Arundel County

Date: January 9, 2024

Tax Map #	Parcel #	Block #	Lot #	Section
31	465	B	15	

**FOR RESUBMITTAL ONLY**

Corrections   
Redesign   
No Change   
Non-Critical Area

\*Complete Only Page 1  
General Project Information

Tax ID: 03-905-29024802

Project Name (site name, subdivision name, or other) Whitney's Landing

Project location/Address 641 Honeysuckle Lane

City Severna Park, MD Zip 21146

Local case number

Applicant: Last name Ballman Jr First name George

Company

**Application Type (check all that apply):**

Building Permit	<input type="checkbox"/>	Variance	<input checked="" type="checkbox"/>
Buffer Management Plan	<input type="checkbox"/>	Rezoning	<input type="checkbox"/>
Conditional Use	<input type="checkbox"/>	Site Plan	<input type="checkbox"/>
Consistency Report	<input type="checkbox"/>	Special Exception	<input type="checkbox"/>
Disturbance > 5,000 sq ft	<input type="checkbox"/>	Subdivision	<input type="checkbox"/>
Grading Permit	<input type="checkbox"/>	Other	<input type="checkbox"/>

**Local Jurisdiction Contact Information:**

Last name AACo Zoning Administration Section First name

Phone # 410-222-7437 Response from Commission Required By TBD

Fax # Hearing date TBD

**SPECIFIC PROJECT INFORMATION**

Describe Proposed use of project site:

Replace 1 piling, remove 2 pilings, and install 4 boat lift pilings.

Intra-Family Transfer  Yes  
 Grandfathered Lot

Growth Allocation  Yes  
 Buffer Exemption Area

**Project Type (check all that apply)**

Commercial   
 Consistency Report   
 Industrial   
 Institutional   
 Mixed Use   
 Other

Recreational   
 Redevelopment   
 Residential   
 Shore Erosion Control   
 Water-Dependent Facility

**SITE INVENTORY (Enter acres or square feet)**

	Acres	Sq Ft
IDA Area		18,769 SF
LDA Area		
RCA Area		
Total Area		18,769 SF

Total Disturbed Area 

Acres	
Sq Ft	0

# of Lots Created 0

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		0	Existing Lot Coverage		0
Created Forest/Woodland/Trees		0	New Lot Coverage		0
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		0
			Total Lot Coverage		0

**VARIANCE INFORMATION (Check all that apply)**

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		0	Buffer Forest Clearing		0
Non-Buffer Disturbance		0	Mitigation		0

Variance Type

Buffer   
 Forest Clearing   
 HPA Impact   
 Lot Coverage   
 Expanded Buffer   
 Nontidal Wetlands   
 Setback   
 Steep Slopes   
 Other

Structure

Acc. Structure Addition   
 Barn   
 Deck   
 Dwelling   
 Dwelling Addition   
 Garage   
 Gazebo   
 Patio   
 Pool   
 Shed   
 Other

4 boat lift pilings and 1 mooring piling



## Critical Area Report Narrative

The proposed project is residential/maritime, and the homeowners are requesting to replace one piling, remove two pilings, and install four boat lift pilings. Two of the boat lift pilings and the piling being replaced are to be installed within the homeowner's western setback. As the subject property has 50 feet of waterfront width and is located in a cove, there is very limited space for alterations to the existing pier without the need for a variance. The piling reconfiguration that is being requested will not extend any further channelward or into the western setback than the existing pilings currently do.

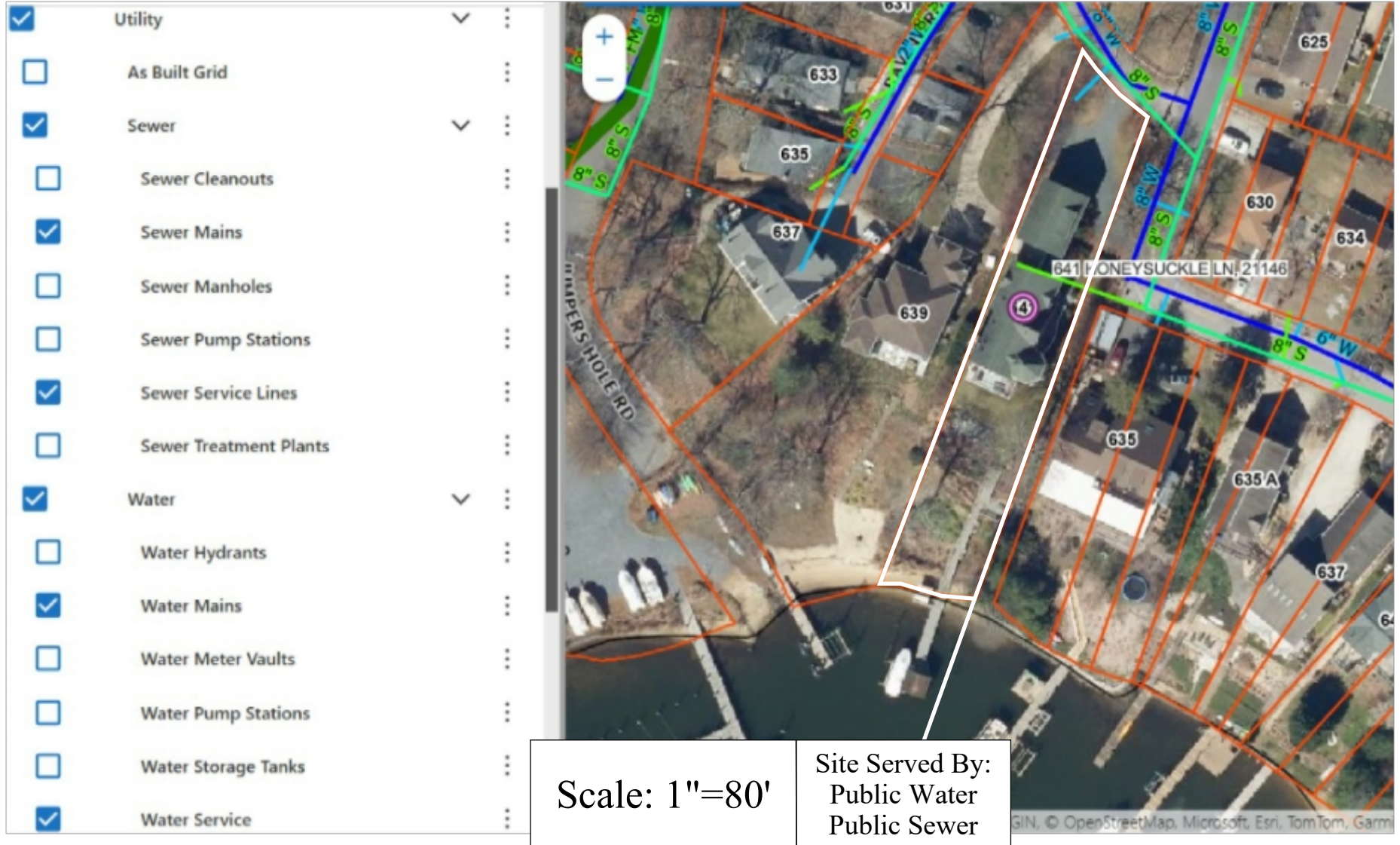
None of the property or trees/shrubs will be disturbed by the proposed development, and therefore will not need mitigation. All work will be conducted from water only.

No methods such as stormwater management, sediment control, or silt fence will be utilized since there will be no impact on water quality or habitat from the proposed construction.

The impervious coverage after project completion will be 1 square foot for each piling. As we are requesting to install 5 pilings, the total impervious coverage will be 5 square feet. The boat lift itself is not an impervious surface.

There are no habitat protection areas on the subject property such as expanded buffers, steep slopes of 15% or greater, rare and endangered species, anadromous fish propagation waters, colonial waterbird nesting sites, historic waterfowl staging and concentration areas, riparian forests, natural heritage areas, or plant and wildlife habitats of local significance.

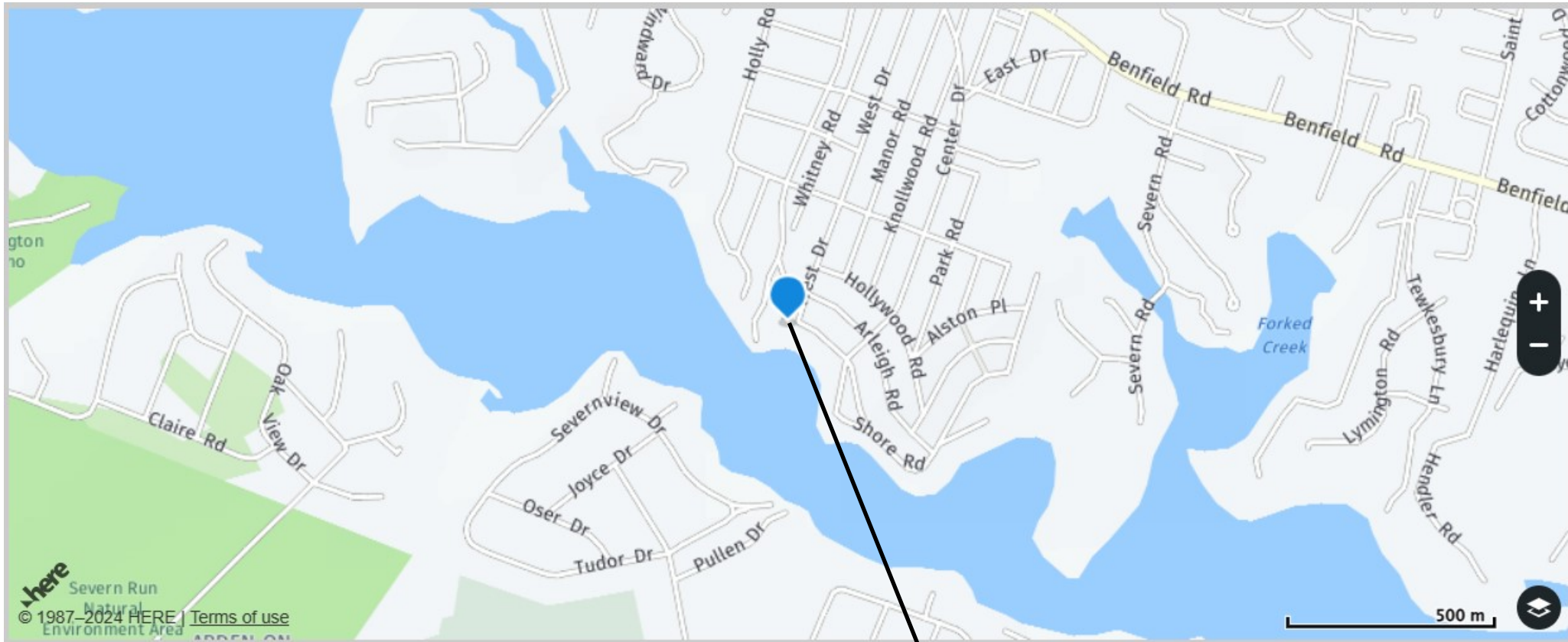
# Utilities Map



Applicant: George Ballman Jr and Kiersten Ballman  
Property Address: 641 Honeysuckle Lane, Severna Park, MD 21146  
Tax-ID: 03-905-29024802  
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Date: January 9, 2024  
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# Vicinity Map



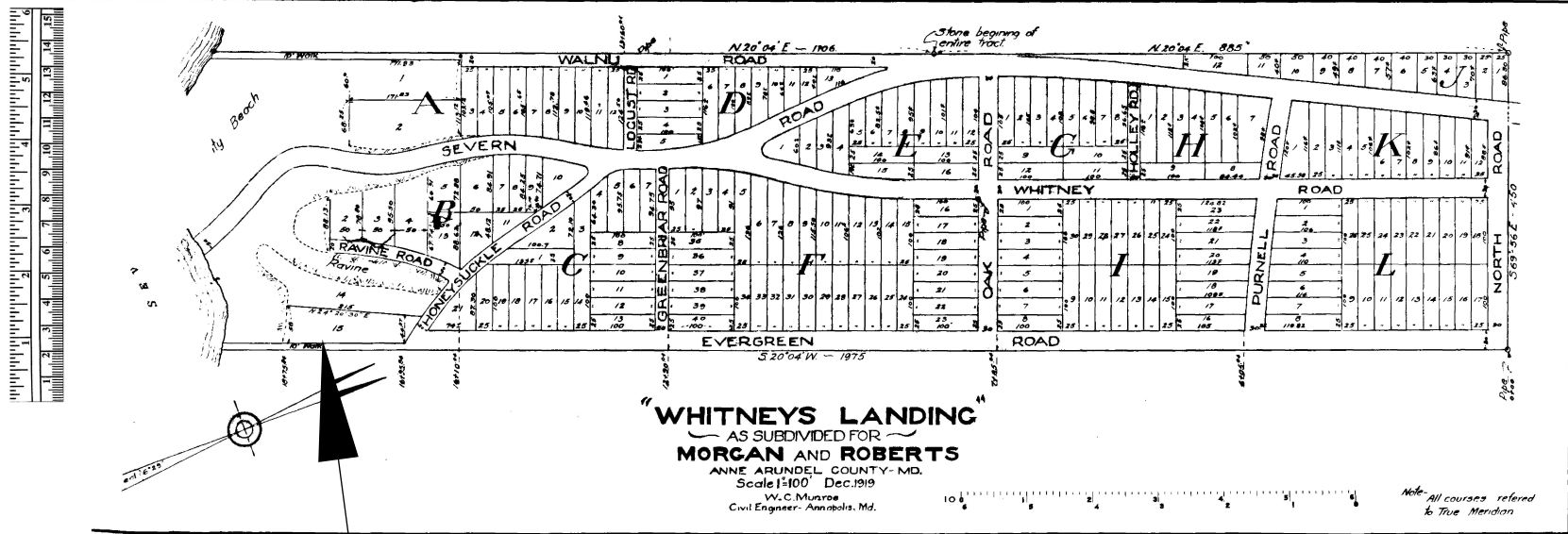
SITE

Applicant: George Ballman Jr and Kiersten Ballman  
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Scale: 1"=NTS  
Date: January 9, 2024  
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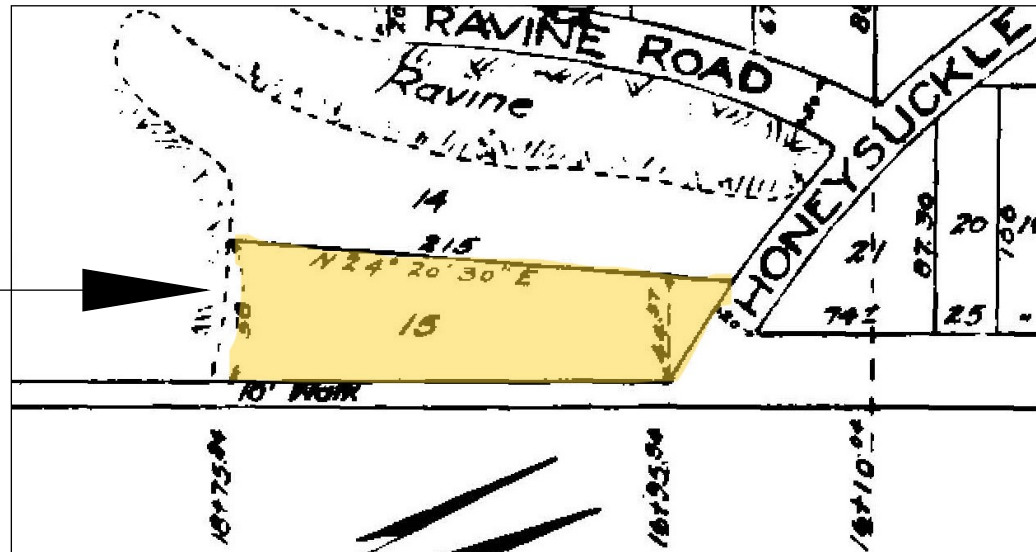
# Plat

PLAT NO. B-227 BOOK NO. 16 FOLIO 11 SPEED 22



MSA SSO123E-4141

SITE



Applicant: George Ballman Jr and Kiersten Ballman  
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Scale: 1"=NTS  
 Date: January 9, 2024  
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# Applicant Certification

I hereby certify that I have reviewed this permit package in its entirety, and the information and drawings provided in this package are true and correct to the best of my knowledge and belief.

Additionally, I certify that I understand the following:

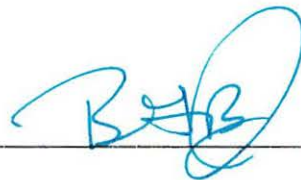
-The drawings provided in this package are for permit purposes only for the described homeowner, property, and improvement.

-All distances and scaled relationships are approximate and are not to be relied on for construction or purposes other than this permit application.

-I am solely responsible for all work that occurs at the site, inspections, and any surveys necessary to properly locate improvements, maintain required setbacks, confirm and/or perfect all locations, dimensions, measurements, and relative relationships.

-I am responsible for contacting MISS UTILITY and having all utilities marked/located prior to the start of work and confirming no danger/conflict with all utilities.

Applicant Signature and Date:



January 9, 2024

Applicant: George Ballman Jr and Kiersten Ballman  
Property Address: 641 Honeysuckle Lane, Severna Park, MD 21146  
Tax-ID: 03-905-29024802  
Project Description: Replace 1 piling, remove 2 pilings, and install 4 boat lift pilings.

Date: January 9, 2024  
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# 2024-0007-V

Menu Cancel Help

**Task**  
OPZ Critical Area Team  
**Assigned to Department**  
OPZ Critical Area  
**Action by Department**  
OPZ Critical Area  
**Start Time**

**Billable**  
No

**Time Tracking Start Date**  
**Display E-mail Address in ACA**  
No

**Estimated Hours**  
0.0

**Due Date**  
01/31/2024  
**Assigned to**  
Melanie Mathews  
**Action By**  
Melanie Mathews  
**End Time**

**Overtime**  
No

**Est. Completion Date**  
 **Display Comment in ACA**

**Action**  
Updated

**Assigned Date**  
01/18/2024  
**Status**  
Complete w/ Comments  
**Status Date**  
01/29/2024  
**Hours Spent**  
0.0

**Comments**  
The proposed boat lift pilings do not expand the structures beyond what is currently existing. The critical area team has no objection to the requested variance for boat lift pilings to be placed within the setbacks as presented on the site plan submitted.

**In Possession Time (hrs)**  
**Comment Display in ACA**  
 All ACA Users  
 Record Creator  
 Licensed Professional  
 Contact  
 Owner

**Workflow Calendar**

Task Specific Information

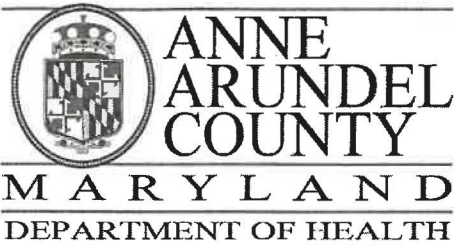
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**Review Notes**

**Reviewer Email**  
PZMATH20@aacounty.org

**Reviewer Name**  
MELANIE MATHEWS

**Reviewer Phone Number**  
410-222-7960



J. Howard Beard Health Services Building  
3 Harry S. Truman Parkway  
Annapolis, Maryland 21401  
Phone: 410-222-7095 Fax: 410-222-7294  
Maryland Relay (TTY): 711  
www.aahealth.org

**Tonii Gedin, RN, DNP**  
**Health Officer**

**MEMORANDUM**

TO: Sadé Medina, Zoning Applications  
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager  
Bureau of Environmental Health *BC*

DATE: January 18, 2024

RE: UP & OUT Lift Service  
George Ballman Jr.  
641 Honey Suckle Lane  
Severna Park, MD 21146

NUMBER: 2024-0007-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a pillings with less setbacks than required.

The Health Department has reviewed the above referenced request. The proposed project is to be served by public water and sewer facilities. The Health Department has no objection to the above referenced request subject to the availability of public water and sewer.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay

2024-007-V (2023 aerial)



### Legend

Foundation

Parcels



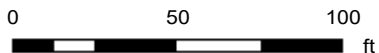
Parcels - Annapolis City



This map is a user generated static output from an Internet mapping site and is for reference only.  
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Nearmap

Notes



THIS MAP IS NOT TO BE  
USED FOR NAVIGATION